



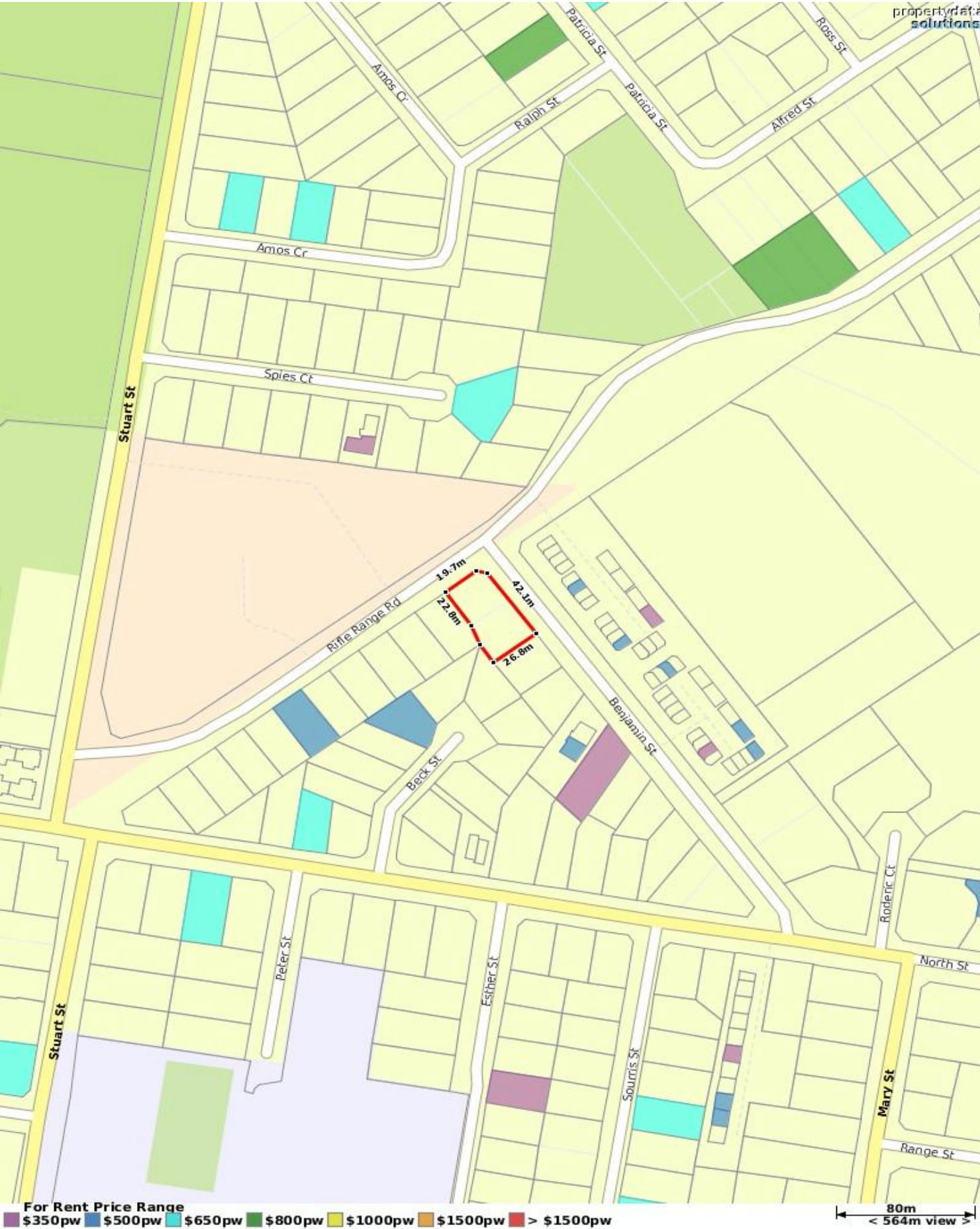
## COMPARATIVE MARKET ANALYSIS

3 BENJAMIN STREET, MOUNT LOFTY, QLD 4350

PREPARED BY TRACEY STEWART, REALWAY TOOWOOMBA, PHONE: 0484 958 182



## Nearby Properties For Rent







## Nearby Comparable Rental Properties

There are 3 rental properties selected within the radius of 500.0m from the focus property. The lowest for rent price is \$610 and the highest for rent price is \$650 with a median rental price of \$610. Days listed ranges from 11 to 16 days with the average currently at 14 days for these selected properties.

### 73 STUART ST, NORTH TOOWOOMBA 4350

 4  2  2



Property Type: House  
Area: 805 m<sup>2</sup> (199 m<sup>2</sup>)  
RPD: L1 RP161367

Current Rent Price: **\$650 Per Week**  
First Rent Price: **\$650 Per Week**  
Month Listed: **July 2025**  
Days on Market: **15 Days**

Features: DECK, BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, FULLY FENCED, IMPROVEMENTS: GARDEN, CLOSE TO SHOPS, FLOORBOARDS



### 37 NORTH ST, MOUNT LOFTY 4350

 3  2  2



Property Type: House  
Area: 546 m<sup>2</sup>  
RPD: L40 RP106237

Current Rent Price: **\$610 Per week**  
First Rent Price: **\$610 Per week**  
Month Listed: **June 2025\* (Rented)**  
Days on Market: **11 Days**

Features: BUILT IN ROBES, AIR CONDITIONED, FULLY FENCED, IMPROVEMENTS: FLOORBOARDS, SECURE PARKING



### 37 NORTH ST, MOUNT LOFTY 4350

 3  2  2



Property Type: House  
Area: 546 m<sup>2</sup>  
RPD: L40 RP106237

Current Rent Price: **\$610 Per week**  
First Rent Price: **\$610 Per week**  
Month Listed: **June 2025\* (Rented)**  
Days on Market: **16 Days**

Features: BUILT IN ROBES, AIR CONDITIONED, FULLY FENCED, IMPROVEMENTS: FLOORBOARDS, SECURE PARKING





## 3 BENJAMIN STREET, MOUNT LOFTY, QLD 4350



### Appraisal Price

This market analysis has been prepared on 21/07/2025 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

**\$590pw to \$630pw**

### Contact your agent for further information:



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